

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction WEST SACRAMENTO

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
Bridge Housing	5+	Renter	69	0	1	0	70	70	Low Income Housing Tax Credits, Redevelopm ent Agency or Successor Agency Funds	69	
836 Bronze Lane	SF	Owner	0	0	1	0	1	1	Inclusionary Housing Program	1	Inclusionary Housing Program
432 Jasmine	SF	Owner	0	0	1	0	1	1	Neighborhood	0	Neighborhood Stabilization Program

									Stabilization Program		
(9) Total of Moderate and Above Moderate from Table A3					437	76					
(10) Total by Income Table A/A3			69	0	437	76					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	60	8	366	0	0	434	0
No. of Units Permitted for Above Moderate	76	0	0	0	0	76	0

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1316	69	0	0	0	0	0	0	0	0	69	1247
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	923	0	0	0	0	0	0	0	0	0	0	923
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		1111	437	0	0	0	0	0	0	0	0	437	674
Above Moderate		2627	76	0	0	0	0	0	0	0	-	76	2551
Total RHNA by COG. Enter allocation number:		5977	582	0	0	0	0	0	0	0	0	582	5395
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
HE-PR-1.7: Manufactured Homes	Continue to allow construction of new mobile home parks and/or manufactured home subdivisions	2013-2021	City continues to provide information at its permit counter and on its website on policies and regulations for the placement of manufactured housing on permanent foundations.
HE-PR-1.8: Homebuyer Assistance	Assist up to 40 lower-income homebuyers during the planning period.	2013-2021	Three homebuyer assistance loans were approved and closed escrow during the reporting period.
HE-PR-1.9: Cooperation with Affordable Housing Providers	Continue to work with affordable housing developers.	2013-2021	Staff worked with the West Sacramento Housing Development Corporation (WSHDC) for the resyndication and rehabilitation of West Capitol Courtyard I and the refinance of Patios De Castillo I & II and River Rose affordable housing projects. Staff also worked with Community Housing Opportunities Corporation for the sale of the Holly Courts affordable housing project to LINC Housing. Staff continued to work with the WSHDC and Jamboree Housing for the development of the Delta Lane affordable housing project and with Sequoia Standard for the development of the Landmark Lofts affordable housing project.
HE-PR-1.10: Annual Report on Housing Element Implementation	Annually submit Housing Element progress reports to the City Council for review and then to the California Housing	2013-2021	This report is being prepared for the purposes of meeting this objective.

	and Community Development Department (HCD).		
HE-PR-1.11: Address Housing Constraints	Biannually review the zoning code to conform to current state law requirements and identify and address constraints on the development of housing affordable to all income levels	Biannually	Zoning code is scheduled to be reviewed in 2015.
HE-PR-1.12: General Plan Update	Ensure that available sites are developed at densities greater than the minimum densities and an adequate number of housing units are developed to meet future housing needs.	2013-2021	Work on the General Plan update has been ongoing and is expected to be completed in July 2015.
HE-PR-1.13: Continue to Implement Urban Design Standards for the Bridge District Specific Area	Implement design standards in the Bridge District Specific Plan to encourage high-density infill development.	2013-2021	City continues to implement Bridge District Specific Plan design standards.
HE-PR-2.1.2: Housing Rehabilitation (Multi-family)	Assist in rehabilitating housing units with funding provided by all applicable programs (up to 200 multi-family units during the planning period).	2013-2021	City worked with the West Sacramento Housing Development Corporation for the re-syndication and rehabilitation of West Capitol Courtyard I, a 50 unit affordable rental development. No additional City funds were provided, but the project was built in 1995 with City HOME and Redevelopment Agency funds. City worked with Community Housing Opportunities Corporation to facilitate the sale, re-syndication and rehabilitation of Holly Courts, a 40 unit affordable rental development. No additional City funds were provided, but the project was built in 1996 with Redevelopment Agency funds.
HE-PR-2.2: Preservation of Affordable Rental Housing	Continue to maintain the affordability of subsidized rental housing in the City.	2013-2021	No "at risk" affordable rental projects were identified during the reporting period.
HE-PR-2.3: Preservation of Mobile Home Parks	Assist all mobile home parks through the Mobile Home Park Strategy.	2013-2021	City continued to implement the Mobile Home Rehabilitation and Replacement Program during the reporting period - four rehabilitation/replacement loans were approved. No grant applications were submitted for mobile home park infrastructure improvement funds.
HE-PR-3.1: Energy Conservation	Increase public awareness and information on energy conservation opportunities and assistance programs for new and existing residential units and comply with state energy conservation requirements.	2013-2021	City continues to implement Title 24 of California Code of Regulations. Single-family homes acquired and rehabilitated as part of the City's Neighborhood Stabilization Program implement various energy efficiency measures as part of rehabilitation work.
HE-PR-4.1: Mixed-Use Development	Support the construction of housing units in one or more mixed-use projects between 2013-2021.	2013-2021	City continues to promote mixed-use residential/commercial development in the Bridge District, along West Capitol and Sacramento Avenues, in the Waterfront Zone and in appropriate commercial zones. The City continued to

			work with Jamboree and the WSHDC to develop the Delta Lane Mixed used project; and with Sequoia Standard and Meta Housing to develop the Landmark Lofts mixed use project.
HE-PR-5.1: Local, State, and Federal Funding for Infrastructure	Support infrastructure improvements for affordable housing, including new construction and/or revitalization in order neighborhoods. Consider establishing an IFD to help fund future infrastructure projects.	2013-2021	A State CDBG Application was submitted in the amount of \$551,720 during the reporting period which included funds for infrastructure in support of the Delta Lane affordable housing project - funds were not awarded. City continued to explore the establishment of an IFD for the Bridge District.
HE-PR-5.2: Water and Sewer Priority	Establish written policies and procedures to prioritize water and sewer for lower-income housing.	2013-2021	No action was taken on this program during the reporting period. Staff anticipates to complete written policies and procedures within the next two reporting periods.
HE-PR-6.1: Yolo County Homeless Services Coordination Program	Maintain support of services and facilities to assist West Sacramento homeless residents.	2013-2021	The City continues to provide \$20,090 annually for the Yolo County Homeless Coordinator position and for overhead costs at Fourth and Hope homeless shelter in Woodland (formerly the Wayfarer Center).
HE-PR-2.1.1: Housing Rehabilitation (Single-Family)	Assist up to 40 housing units during the planning period with funding provided by all applicable programs.	2013-2021	No single-family rehabilitation loans were provided during the reporting period due to lack of funding. However, with assistance from the City's Neighborhood Stabilization Program, eight previously foreclosed single-family homes were acquired, rehabilitated and resold to low- and moderate-income households by the City's non-profit partner (NeighborWorks).
HE-PR-6.2: Section 8 Rental Assistance	Inform rental property owners who have been assisted with public funds of their obligations regarding the Section 8 voucher program and ensuring rental units are available to Section 8 voucher holders.	2013-2021	City continues to inform rental property owners who have received assistance with public funds of their obligations regarding the Section 8 voucher program. The City supports the efforts of the Yolo County Housing Authority, including providing staff to participate on the housing authority's Family Self-Sufficiency Program Advisory Committee.
HE-PR-6.3: Equal Housing Opportunity	Promote and ensure compliance with state and federal fair housing requirements; continue financial support of, and participation in, local joint power agreements to promote fair housing.	2013-2021	City continues to distribute fair housing information at City offices, on City's website and other locations. Staff continues to refer questions and information requests to Human Rights and Fair Housing Commission and/or CHRLA. The City applied to the State of CA for CDBG funding for fair housing services, but the grant was not funded.
HE-PR-6.4: Emergency Shelter and Transitional Housing	Develop and emergency shelter ordinance to establish clear guidelines for the development and management of existing and new emergency shelters during the next biannual zoning code update (Winter 2014)	2014	Emergency Shelter Ordinance was completed in 2013 and became effective in January 2014.
HE-PR-6.5: Accessibility for Persons with Disabilities	Adopt a reasonable accommodation	2013	Reasonable Accommodations Ordinance was completed and approved in 2013.

	ordinance (Summer 2013) to increase accessibility in housing for persons with disabilities through facilitation of development, maintenance, and improvement of new and existing housing. Complete ADA Transition Plan (Summer 2013)		
HE-PR-6.6: Special Housing Needs	Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special needs housing projects.	2013-2021	The City contracted with Friends of the Mission to use NSP3 funding to develop scattered site, single family permanent supportive housing units for formerly homeless individuals and families. In March 2013, the City embarked on a study of the effects of homelessness on persons experiencing homelessness, West Sacramento neighborhoods and businesses. Completion anticipated for Fall 2013.
HE-PR-6.7: Condominium Conversion Ordinance	Assist in the prevention of the loss of affordable housing units through conversion to condominiums. Develop a condominium conversion ordinance when needed.	2013-2021	City did not identify any affordable housing developments planning to convert to condominiums during the reporting period. Development of a condominium conversion ordinance was not required at this time.
HE-PR-6.8: Employee Housing	Facilitate the development of farmworker housing. Amend the Zoning Code, if needed, to achieve compliance with State law.	2013-2021	City did not receive any requests for development of farmworker housing. City did not see a need to amend Zoning Code at this time.
HE-PR-1.1: Vacant Land Inventory to Accommodate Future Housing Needs	Maintain an adequate supply of land to accommodate the City's regional housing allocation by income level by SACOG.	Every Two Years	Housing Element was adopted in September 2013 and certified in October 2013. Land inventory is expected to be conducted and completed in 2015.
HE-PR-1.2: Inclusionary Housing Requirements for Residential Development	Make Inclusionary Housing Ordinance more efficient and provide greater benefit to households at the lower end of the income spectrum. Allow developers to satisfy all or part of the inclusionary housing requirement through one of the alternatives methods.	2013-2021	Staff continued to meet with stakeholders to discuss proposed changes to IH Program. City secured the services of Economic and Planning Systems, Inc. to determine if staffs' proposed housing in-leiu fee was empirically sound.
HE-PR-1.3: Density Bonus	Review the affordable housing density bouns implenting ordinance as part of biannual zoning ordinance update (Winter 2014) to ensure the City continues to meet the requirements of Government Code Section 65915. Permit 10 density bonus units during planning period.	2013-2021	No developments have requested or been awarded a density bonus. Review and update of density bonus ordinance was completed in 2013.

HE-PR-1.4: Community Investment Program	Maintain and update as needed the Community Investment Action Plan, which identifies the City's objectives for funding infrastructure, obtaining grant funds, and implementing other programs in the post-redevelopment era.	2013-2021	The City continued to implement the recommendations of the Community Investment Plan. Major items accomplished during 2013 included: 1) the enactment of State legislation to revise the law on Infrastructure Financing Districts (IFDs) to enable the City to form an IFD as a tax increment financing tool for infrastructure development; and 2) the completion of a prioritization of infrastructure projects and City Council approval of recommended allocations of funding for those projects from the City's Community Investment Fund.
HE-PR-1.5: Secondary Dwelling Units	Update the City's impact fee schedule (Winter 2014) as it relates to secondary dwelling units so that fees are calculated and assessed proportionally based on the size of the unit as compared to a primary dwelling. Permit five secondary units during planning period.	2013-2021	Impact fee schedule is scheduled to be updated after completion of General Plan Update (July 2015).
HE-PR-1.6: Pursue State and Federal Funding	Pursue State and Federal funding to assist with the City's new construction objectives (RHNA).	2013-2021	A State CDBG Application was submitted in the amount of \$551,720 for infrastructure in support of affordable housing (Delta Lane), Fair Housing Services and Tenant/Landlord Dispute Resolution. The grant application was not awarded.

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General Comments: